

UNAPPROVED

Inland Wetlands & Watercourses Commission - Special Public Meeting, December 5, 2011

The Inland Wetlands & Watercourses Commission held a Special Public Meeting on Monday December 5, 2011 at 5:00 P.M. in the Town Council Chambers, Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Lou Sanzaro, Chairman
Brent M. Owen, Vice Chairman
Shanelle Dattilo
Lawrence Buck
Joe Hallisey
Mark Console
Joe Hart
Robert Cobb
Mathhew Zagaja

Also Present:

Don Moisa, IWWC Agent

Two (2) persons in the audience

Chairman Sanzaro opened the meeting at 5:03 p.m.

GENERAL COMMENTS

No comments.

PUBLIC MEETING

Application No. 614-11 E/S DiCioccio Brothers Inc. , Elm St., Property of Suzanna J. Zawisza, Parcel No. 280-004

Mr. John Guilmartin of JL Surveying, 212 Brickyard Lane in Berlin CT was present, along with Tom DiCioccio, representing the applicant. Mr Guilmartin presented a site plan, scale 1"=80 feet dated 11-7-11 revised 11-16-11 which depicts the entire 7.5 acre parcel. The plans had been revised to show the roof drain connection to the Town storm sewer as was suggested at the previous Inland Wetlands meeting ,and the change of the screening buffer from white pine to arborvitae. He described two wetland areas on site, a small pocket towards the front of the property and a larger wetlands area toward the back.

Mr. Guilmartin indicated that they had received approval from both Connecticut DEEP Inland Water Resources Division and Endangered Species.

Mr Guilmartin explained that it was DEEP's suggestion to raise the building site rather than construct the building with alternative flood proofing methods.

The front part of the site would have paved parking; the back area would be gravel parking.

The property is approximately 2000' deep; it would be 480' from the proposed rear parking lot to the wetlands.

The total coverage of building and parking would be 5.2% of the property.

It is the applicant's intention to raise nursery stock wholesale plants for sale in the area between the barn and the "central wetland" area. Local farmer Dave Anderson will continue to plant and raise corn on the area between the central and western wetlands. The applicant is going to ZBA to clarify their proposed use is acceptable from a zoning standpoint. The applicant has no intent to stockpile, or sell mulch, stone or other landscape products.

The Zoning regulations require commercial storage to have screening of plantings along the entire abutting properties.

The applicant proposes to place plantings along the north property line, but not the south property line due to the interference the plantings would cause with farming operations.

The site work would consist of borrowing soil from the back of the property, stockpiling topsoil in 2 piles surrounded by silt fence, and bringing the grade up in 6" compacted lifts in the building area and then resspreading the topsoil.

The excavation work would result in 47 Cu. Yd. of cut which would be removed from the site.

Commissioner Cobb questioned the use of building.

Mr. Guilmartin explained that the front 25' of the building would be for offices, bathrooms and storage. The remaining portion would be open floor to ceiling for equipment storage.

Motion by Commissioner Buck to approve as a Summary Ruling, seconded by Commissioner Owen.

After brief discussion Commissioner Buck amended his motion to include the condition that the Town Inland Wetlands staff be provided with copies of the monthly report required by the Connecticut DEEP SCEL Permit and also to include Erosion and Sedimentation Control Plan Certification.

All voted in favor.
Motion passed.

GENERAL BUSINESS

1. Approval of Minutes- November 16, 2011 Meeting (LS,BO,SD,DA,JH)
Motion by Commissioner Owen second by Commissioner Dattilo to approve the minutes as presented; all Commissioners present voted in favor, motion passed.

ADJOURNMENT

Chairman Sanzaro adjourned the meeting 5:20 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date